

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 YARRAMAN ROAD MANOR LAKES VIC 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$699,000

&

\$739,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,500

Property type

House

Suburb

Manor Lakes

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3 MELLIODORA COURT MANOR LAKES VIC 3024	\$725,000	28-Mar-22
10 MUNDI CRESCENT MANOR LAKES VIC 3024	\$735,000	01-Dec-21
800 ARMSTRONG ROAD MANOR LAKES VIC 3024	\$690,000	23-Oct-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 24 November 2022



3 MELLIODORA COURT MANOR LAKES VIC 3024

3 2 2

Sold Price **\$725,000** Sold Date **28-Mar-22**

Distance **1.49km**



10 MUNDI CRESCENT MANOR LAKES VIC 3024

3 2 2

Sold Price **\$735,000** Sold Date **01-Dec-21**

Distance **1.83km**



800 ARMSTRONG ROAD MANOR LAKES VIC 3024

3 2 2

Sold Price ^{RS} **\$690,000** Sold Date **23-Oct-22**

Distance **1.18km**

RS = Recent sale **UN** = Undisclosed Sale

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